



240 m<sup>2</sup> Omiš, Croatia 1 590 000 EUR / 38 541 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

|                                    |                                   |               |                                           |
|------------------------------------|-----------------------------------|---------------|-------------------------------------------|
| Order number                       | <b>N7451</b>                      | Price         | <b>1 590 000 EUR /<br/>38 541 600 CZK</b> |
| Address                            | <b>Omiš, Croatia</b>              | Type          | <b>Houses</b>                             |
| Category                           | <b>Villa</b>                      | Usable area   | <b>240 m<sup>2</sup></b>                  |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area     | <b>814 m<sup>2</sup></b>                  |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Device        | <b>Yes</b>                                |
| Parking                            | <b>Yes</b>                        | Swimming pool | <b>Yes</b>                                |
| Lift                               | <b>No</b>                         |               |                                           |

## About real estate

We are proud to present a newly built modern villa with a swimming pool and breathtaking panoramic sea views, located in a peaceful elevated setting near the town of Omiš. This exclusive property offers complete privacy, top-quality amenities, and a harmonious blend of luxury and the natural beauty of the Dalmatian coast.

The villa is set on an 814 m<sup>2</sup> plot and features a total living area of 240 m<sup>2</sup> spread over three levels. The basement includes a garage, technical area for the pool, a solar-powered hot water tank, and a relaxation room. The ground floor provides both indoor and outdoor comfort – including a swimming pool with sunbathing area, sauna, outdoor shower, storage room, and a spacious covered terrace with a built-in grill. Inside, there is a large open-plan living room connected to the kitchen and dining area, a pantry, utility room, and a guest toilet.

The first floor is designed for rest and relaxation, featuring four spacious bedrooms, each with a private bathroom and direct access to a private terrace with sea views. Thanks to its elevated position, the villa offers stunning vistas that enhance the sense of privacy and exclusivity.

The property is being sold fully furnished and equipped, with a focus on high-quality materials and a thoughtfully designed layout. The villa was created to provide maximum comfort, peaceful living, and a refined atmosphere free from outside disturbances. It is ideal for year-round living or as an investment in luxury vacation property.

This villa is the perfect choice for clients seeking a unique seaside home in a modern style, away from the bustle of large tourist centers.